



FREDLEY PARK

Mickleham, Surrey, RH15



FAMILY HOUSE WITH EQUESTRIAN FACILITIES FOR SALE IN MICKLEHAM, RH5

The Old Garden House is an elegant and highly individual family home set within the exclusive surroundings of Fredley Park, enjoying far-reaching views across the extensive 4.7 acre grounds, paddocks, Leith Hill and the Surrey Hills.



Local Authority: Mole Valley District Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Beautifully presented throughout, the property combines character, contemporary styling and versatile accommodation extending over three floors. The ground floor offers a selection of well-proportioned reception rooms, including a drawing room with feature fireplace and a superb kitchen/breakfast room with bespoke cabinetry, integrated appliances and bi-fold doors opening onto the terrace. A family room, utility room and office suite with wet room and kitchenette provide excellent flexibility, including potential for a self-contained annexe.

A striking turret staircase leads to six generous bedrooms. The principal suite benefits from a dressing area and luxurious en suite, while two further bedrooms share access to a curved balcony overlooking the gardens and surrounding countryside. Three additional bedrooms and a family shower room are arranged on the top floor.











DESCRIPTION

The property is approached via wrought iron gates and a sweeping driveway providing ample parking and access to the garaging. The beautifully maintained gardens and grounds extend to almost 5 acres, comprising expansive lawns, mature planting and a south-westerly facing terrace, ideal for outdoor entertaining. Further amenities include a home office, garden studio and greenhouse.

Beyond the formal gardens is an excellent equestrian facility with stabling, sand school and paddocks, all surrounded by mature trees that provide a wonderful sense of privacy and seclusion.

Located within the Surrey Hills National Landscape, Mickleham is a lovely Surrey village with an ancient village Church, popular pub/restaurant The Running Horses and general stores. The countryside immediately around Mickleham includes Box Hill and Ranmore Common and is an ideal location for walking and riding enthusiasts, but London and the motorway networks are within easy reach via junction 9 of the M25 a short distance away. Also Dorking and Leatherhead stations offer services to Victoria and Waterloo.



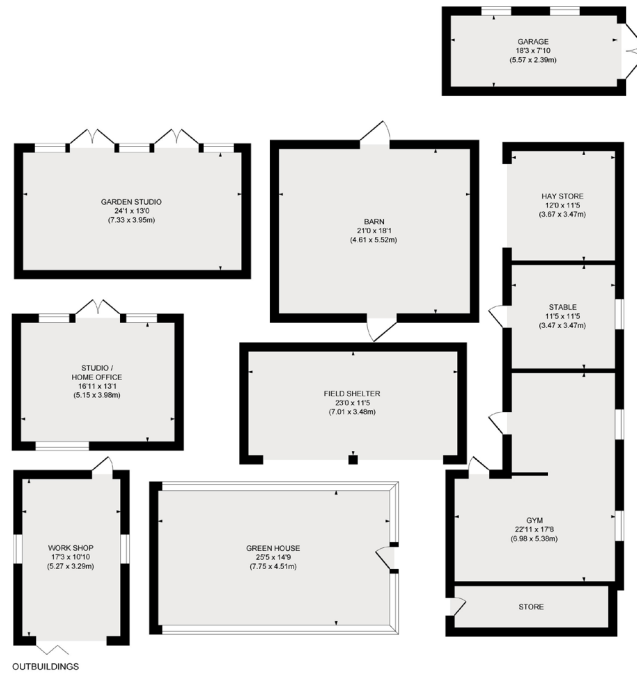
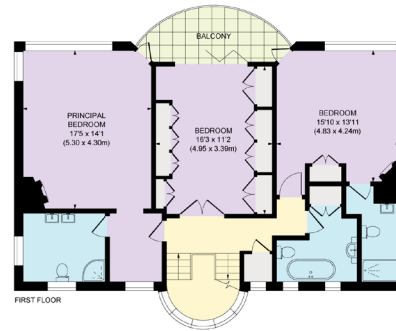
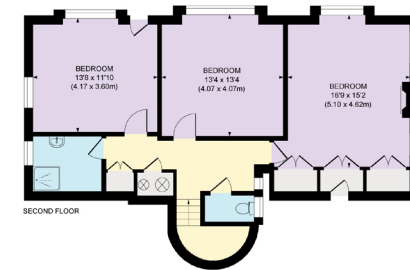
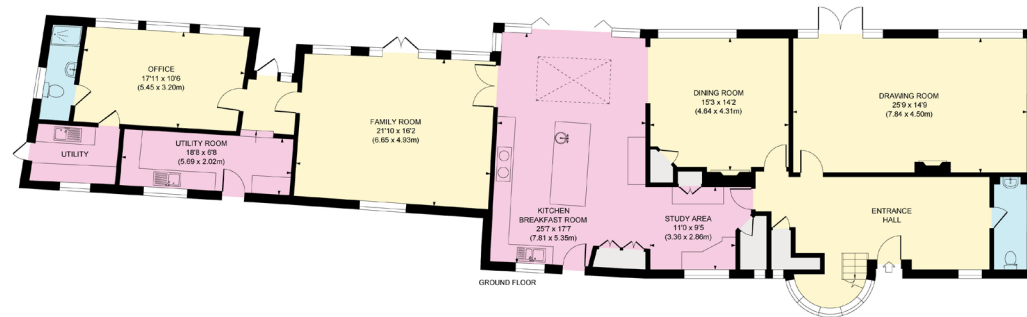


Approximate Gross Internal Area

Main House 4,289 sq. ft / 398.40 sq. m

Outbuilding 2,566 sq. ft / 238.40 sq. m

Total 6,855 sq. ft / 636.80 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Approximate Gross Internal Area = 636.80 sq m / 6,855 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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